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For and on behalf of
Hargreaves Homes (Yorkshire) Ltd

PLANNING STATEMENT

The Angel, Angel Street, Bolton upon Dearne, Barnsley S63 8NA

Prepared by
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Sheffield

December 2017

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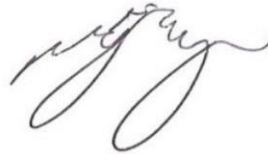
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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Hargreaves Homes Ltd, in respect to residential development of 5 pairs of semi-detached dwelling houses and associated car parking and highway works, at Angel Street, Bolton upon Dearne, Barnsley, S63 8NA.

1.2 The vacant Angel Public House, which was last in use in 2015.

1.3 The purpose of this Statement is to:

- Describe the site, its location and any other relevant background information in Section 2;
- Outline the relevant planning history in Section 3;
- Describe the application proposal in Section 4;
- Review the relevant national and local planning policies in Section 5;
- Summarise the benefits of the proposed development in Section 6; and
- Conclude the planning case for the application proposals in Section 7.

1.4 The information provided in this Statement demonstrates how the development proposal accords with the National Planning Policy Framework (the 'Framework') and local planning policies contained within the development plan.

1.5 This Statement should be read alongside the following documents:

- Application forms
- Plans and Architectural Drawings:
 - Proposed Floor Plans and Elevations
 - Site Location Plan
 - Site Plan
- Supporting Reports

2.0 SITE CONTEXT

2.1 The site is located in the south east of Bolton upon Dearne a village situated 13.5km to the south east of Barnsley. Angel Street is a main arterial route through the settlement with a variety of properties in the near vicinity, including terraced, semi-detached and detached dwellings.



Fig 1: Aerial image of the site

2.2 The site measures 0.18 hectares in area, and lies within a predominately residential area at the centre of Bolton upon Dearne.

2.3 There is no dominating character to the locality, which exhibits a varied mix of property styles and house types ranging from terrace, semi-detached and detached properties. A range of building materials are also evident.

2.4 The existing Public House is located to the southern perimeter of the site and utilises a traditional Yorkshire gritstone brick. The front elevation faces south onto High Street, the building extends to the rear and steps down to a single storey. The associated car park is located to the rear of the former Public House, as well as the former beer garden. Along the southern perimeter of the site is a one and a half storey outbuilding.

2.5 Access is currently achieved from Angel Street along the east side of the site, which

facilitates entrance and egress to the public highways from the existing car park.

- 2.6 The site is located within Flood Zone 1, as such it is considered to have a low probability of flooding and entirely appropriate for residential development.
- 2.7 A search of Heritage England's Listed Building Map confirms that located directly south of the site is the Church of St Andrew, a Grade I Listed building (Appendix 1 for listing).

Photographs

- 2.8 A series of photographs below illustrates the site and immediate context.



Photograph 1 – View of The Angel.



Photograph 2 – View of the rear of the site, displaying the existing car park.



Photograph 3 – View of the site from High Street



Photograph 4 – View of properties along Angel Street



Photograph 5 – View of properties along High Street



Photograph 6 – View of the Church of St Andrew from the front elevation of The Angel

Accessibility

2.9 The site is accessible to a range of local community facilities and services which are easily accessed on foot and include:

| Facilities & Services | Location |
|-----------------------|--|
| Local Shops | St Andrews Square (650m) |
| Post office | St Andrews Square (650m) |
| Primary School | Lacewood Primary School (1125m) |
| Secondary School | The Dearen ACL, Goldthorpe Green (1125m) |
| Medical Centre | Goldthorpe Green Medical Centre, (1125m) |
| Supermarket | Co-op, St Andrews Square (650m) |

Table 2: Proximity to surrounding services and facilities

- 2.10 Bus stops are located immediately outside of the site on Angel Street, High Street and Station Road providing high frequency services to Barnsley, Rotherham and Thurnscoe.

| Destination | Number | Frequency |
|-----------------------|----------|--------------|
| Barnsley Town Centre | 226 | 2 per hour |
| Rotherham Town Centre | 208 | 3 per day |
| Thurnscoe | 226, 665 | 2-3 per hour |

Table 3: Bus Services

- 2.11 In addition, Bolton upon Dearne train station is located 160 metre north of the site and has an hourly service running southbound to Sheffield and northbound to Leeds.
- 2.12 With that in mind it is considered that this proposal is situated in a location which possesses sufficient access to alternative modes of transport, is adequately served by a range of shops and amenities and constitutes sustainable location.



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3.0 PLANNING HISTORY

- 3.1 A search of Barnsley Borough Council's online planning records indicates that there have been no applications of merit. Previous applications relate to the various paraphernalia associated with a public house.

4.0 PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for residential development of 5 pairs of semi-detached dwelling houses and associated car parking and highway works at The Angel Public House (former), Angel Street, Bolton upon Dearne, Barnsley, S63 8NA.
- 4.2 Access is proposed to be taken from the existing access point on Angel Street. The daily traffic generation by the development is not considered to be any greater than that of what was associated with the former Public House. As noted in the Framework paragraph 32 bullet point 3, development should only be prevented or refused on transport grounds where the residential cumulative impacts are severe.
- 4.3 The density of the development is considered to be commensurate and entirely appropriate within its surrounding context. Regarding scale, each dwelling will be 2 storeys in height, typical of the surrounding context.
- 4.4 In terms of layout an asymmetric t-shape road layout is proposed, with 6 dwellings proposed to be located at the head of the T-junction and the remaining four either side of the site entrance. This is indicated in Figure 2.



Fig 2: Site layout plan

- 4.5 The two properties located to the bottom left of the site front onto High Street provide an attractive entrance to the site. Properties along the top of the site all face inwards onto the access and towards High Street, providing a degree of natural surveillance. Whereas, the two properties to the bottom right of the site will face onto Angel Street. All properties possess dual aspect elevations to provide additional surveillance, providing high quality design that avoids isolated areas.
- 4.6 Each property is considered to possess adequate amenity space, future residents will benefit from similar levels of amenity space to that of the surrounding existing properties.
- 4.7 Each property will benefit from two parking spaces which is considered to meet the needs of future occupiers.

5.0 PLANNING POLICY CONTEXT

5.1 The following planning policies are considered relevant to the determination of this planning application. The Barnsley UDP and Core Strategy form the development plan for the Local Planning Authority and are used to inform development control decisions where appropriate. Taking account of the Framework, the development proposals are considered to be in accordance with national and local policy frameworks.

National Planning Policy Framework

5.2 The Framework sets out the Government's planning policies for England and how these are expected to be applied and it is a material consideration in planning decisions.

5.3 At the heart of the Framework is the presumption in favour of sustainable development which is threefold (paragraph 7):

- I. *Economic – Build a strong, responsive and competitive economy*
- II. *Social – Support strong, vibrant and healthy communities*
- III. *Environment – Protect and enhance our natural, built and historic environment*

5.4 Paragraph 14 of the Framework outlines that development proposals which accord with the development plan should be approved without delay, and '*where the development is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.*'

5.5 The Framework requires that in order to achieve the Government's objectives of significantly boosting the supply of housing land, local planning authorities should, *inter alia* identify five years' worth of deliverable housing sites against their requirements (paragraph 47). Where Council's cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up to-date (paragraph 49).

5.6 Where development plan policies are out of date, paragraph 14 directs that planning permission should be granted unless:

‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework...’

- 5.7 The application site is identified within the adopted Barnsley Unitary Development Plan proposals map as lying within a Housing Policy Area and therefore the proposal complies with the principle of this designation.
- 5.8 The most recent Barnsley SHLAA (August 2017) demonstrates that the Council does not have a five year supply of housing land supply and that the deliverable supply of housing land is only 4.01 years. This is based on the Core Strategy housing requirement and not an up to date objectively assessed need for housing, which would very likely increase the required housing figures and further undermine the supply available. This has expressed by the Inspector in the ongoing Local Plan examination who has identified that....
- 5.9 Paragraph 17 sets out 12 core planning principles which underpin both plan-making and decision taking including the following policies of note:
- *Not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.*
 - *Proactively driven and support sustainable economic development.*
 - *High quality design and good standard of amenity for existing occupants.*
 - *Protecting the Green Belt and supporting rural communities within it.*
 - *Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value.*
 - *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.*
- 5.10 Paragraph 30 states that local authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

5.11 Section 6 of the Framework makes reference to the importance of providing a wide range of high quality, well designed homes and states that the Government's objective is to boost significantly the supply of housing. Local Planning Authorities are required to meet the full, objectively assessed needs for market and affordable housing in the housing market area. Paragraph 49 states that Local Planning Authorities should be able to demonstrate a five-year supply of housing land, and where this is not possible, such housing policies are considered to be out of date.

Local Planning Policy

5.12 Barnsley Council consulted on their Local Plan Publication Consultation Document, which was produced to guide the future development of the borough up to the year 2033 in the summer of 2016.

5.13 The document follows on from the Consultation Draft Local Plan 2014 and the Additional Consultation 2015, and the comments made on those consultations have informed this publication version of the Local Plan. The Council is now satisfied that it has a sound Local Plan and wishes to submit this version to the Secretary of State for Communities and Local Government for examination.

5.14 Until the new Barnsley Local Plan is adopted, Development Management decisions will be based on the following:

- Core Strategy (adopted March 2011)
- Unitary Development Plan saved policies and Proposals Map (adopted 2000)

Barnsley Core Strategy (2011)

5.15 The Barnsley Core Strategy was adopted in 2011, and sets out the strategic policy framework for the City. The Core Strategy now forms part of the Development Plan and is used when determining planning applications.

5.16 Policy CSP 1 'Climate Change', states that Barnsley Borough Council '*will take action to adapt to climate change by giving preference to development of previously developed land in sustainable locations.*'

5.17 As per Policy CSP 14 'Housing Mix and Efficient Use of Land', housing proposals will be expected to help create mixed and balanced communities. Priority will also be given to proposals on previously developed land.

5.18 Policy CSP 25 'New Development and Sustainable Travel', expects new development to:

- *Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; and*
- *Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people.*

5.19 Policy CSP 26 'New Development and Highway Improvement' establishes that '*new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.*'

5.20 Policy CSP 29 'Design', sets out that developments should:

- Contribute to place making and be of a high quality, that contributes to a healthy safe and sustainable environment;
- Help transform the character of physical environments that have become run down and lacking in distinctiveness;
- Enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people;
- Contribute towards creating attractive, sustainable and successful neighbourhoods;
- Achieving a Building for Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.

Barnsley Unitary Development Plan ('UDP')

5.21 The Council continues to have regard to the saved policies of the Unitary Development Plan (1998).

- CSP10: The Distribution of New Homes
- CSP14: Housing Mix and Efficient Use of Land
- CSP17 : Housing regeneration Areas
- CSP25: New Development & Sustainable Travel
- CSP26: Development & Highway Improvement
- CSP29: Design

5.22 The Barnsley UDP was published in March 2000, which predates the Framework and National Planning Practice Guidance, although it remains adopted insofar as the policies contained therein are extant and comply with the Framework.

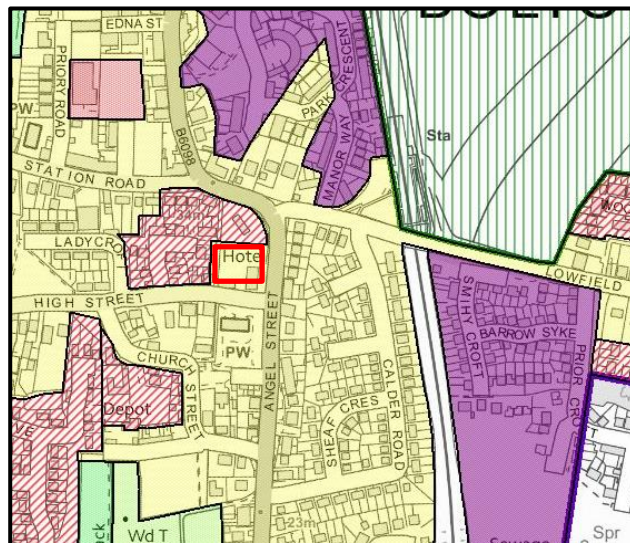


Fig 3: UDP Proposals Map (2000)

5.23 In terms of the current plan allocation, the site was allocated within the Unitary Development Plan (UDP) as forming part of the Housing Policy Areas (see Figure 3) within the settlement of Bolton upon Dearne.

Saved UDP Policies

5.24 Policy H8 (Existing Residential Areas) - Areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

- 5.25 H8A - The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.
- 5.26 H8D - Planning permission for infill, back land or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.
- 5.27 Policy GS2 – The Council will continue to reclaim and improve derelict, disused, degraded and under used land. Priority will be given to housing proposals.

SPDs/SPGs

SPD 'Designing New Housing Development'

- 5.28 This document sets out general spacing standards and parameters for new residential development.
- 5.29 Section 3 point 6, states that,

“Distances between new buildings and existing dwellings may be relaxed depending on a number of factors including site level relationships, (i.e. if at a lower level), existing screening or landscaping between the existing and proposed buildings and location”.

- 5.30 Section 5 refers to the Character of new development. It states that the design of new developments must be based on an appraisal of existing landscape and settlement character.

SPD 'Parking'

- 5.31 This document sets out the parking standards that the Council will apply to all new development.

5.32 The parking guidelines set out that in the Borough, C3 dwelling houses of 3 bedrooms or more are required to have 2 parking spaces.

6.0 PLANNING ASSESSMENT

Principle of Residential Use

- 6.1 The site is located within Housing Policy area as set out in the UDP Proposals Map as such the proposal is considered acceptable in principle. Moreover, current planning policy promotes the delivery of new homes and the proposed development will diversify the housing offer in Bolton upon Dearne, making a modest contribution to housing supply in the Borough.
- 6.2 The most recent Barnsley SHLAA demonstrates that the Council does not have a five year housing land supply. The Barnsley Five Year 'Deliverable' Housing Land Supply Report (August 2017) confirms that the figure for deliverable supply is now only 4.01 years. In this context, local plan policies must be considered out of date. The consequence of this is that paragraph 49 of the National Planning Policy Framework comes into effect and the presumption in favour of sustainable development should be applied.
- 6.3 In bringing this land into productive use, the housing stock will be increased and additional housing will be provided in a location where there is a high demand for housing. This complies with the core principles of the Framework to encourage the effective use of land.

Sustainability

- 6.4 Paragraph 14 of the Framework outlines that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through both plan-making and decision-taking.
- 6.5 Identified within paragraph 7 of the Framework is the three dimensions of sustainable development, economic, social and environmental. The proposal is analysed against these three dimensions herein.

Economic Role

- 6.6 The proposed development will make a positive contribution to the provision of housing in the Borough. The proposal will provide an additional 10 dwellings within the urban area of Bolton upon Dearne where the Core Strategy seeks to locate development in order to maximise regeneration and economic development.

6.7 The development will provide accommodation for additional households that can ultimately lead to an increase in spending power. This will support the vitality and longevity of local services and provisions. The proposed development will also provide economic benefits for the Borough Council through increased Council tax revenues.

6.8 It is also expected that a number of jobs will be directly created during the construction of the development and there will be an increase in other jobs from the indirect benefits to the construction industry.

Social Role

6.9 Paragraph 7 of the Framework identifies that achieving the social role of sustainable development requires the planning system to support 'strong, vibrant, healthy communities by providing the supply of housing required to meet the needs of present and future generations'. The Government further expresses its requirement to boost significantly the supply of housing at section 6 of the Framework.

6.10 This development will make a positive contribution to the vibrancy of the local community by increasing the demand for local services and facilities which will be within walking and cycling distance for the new residents.

6.11 The site is accessible by modes of transport other than the private car. In this regard the site is close to public transport and other facilities and services. It is therefore considered that the development offers genuine sustainable travel alternatives to the private car.

6.12 The former Angel Public House has not been in use since 2015, when it ran into financial difficulty. Whilst the proposals result in the loss of the building the former use is considered to be abandoned. There are two alternative drinking establishments within walking distance that facilitate former patrons. Figure 4 denotes the location of The Collingwood Public House and the Bolton upon Dearne Ex-Servicemen's Social Club.



Fig 4: Aerial image highlighting the location of nearby drinking establishments

Environmental Role

- 6.13 In order to perform an environmental role, the Framework requires the planning system to protect and enhance the natural, built and historic environment (paragraph 7). In doing so, the planning system is required to help improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.
- 6.14 The proposed development meets the aspirations of the Framework in this regard. The site is not subject to any ecological, landscape or other environmental designations.
- 6.15 The proposal will efficiently utilise a brownfield parcel of land within the urban area of Bolton upon Dearne where the principle of development is acceptable. The use of this site will visually enhance the character of the site which has little visual amenity. The development will also reduce the pressure to release greenfield sites for development elsewhere in the Borough. The site has been shown to be accessible by modes of transport other than the private car, being located close to facilities and services and within close proximity to public transport links.

Regeneration

- 6.16 The development of the site, would be seen as a positive impact within the area which would result in additional use of local services and spending in the community.

Boost to Housing Stock

- 6.17 The addition of 10 dwellings on the site would provide a boost to the Bolton on Dearne housing stock, with 3 bedroom affordable properties to cater for small to medium sized families.
- 6.18 The number of existing vacant brownfield sites is limited and those that haven't already come forward, have not due to site constraints. The Councils UDP is long out of date and this has resulted in a lack of available sites. Preparations for a new plan are ongoing, however until a new plan is adopted there are a limited number of sites available particularly of a brownfield nature.

Deliverability

- 6.19 The landowner is keen to develop the site and deliver the housing which we consider could be completed within 12 months from the commencement of development subject to the necessary planning permissions and discharge of conditions.

Increased Spending

- 6.20 The development would result in additional spending in the local area, particularly during the construction process, with the additional benefit of the boost to local employment.
- 6.21 Historically, Bolton upon Dearne was reliant economically and socially on the mining industry and since its decline it has struggled and become reliant on adjacent settlements to provide employment and growth. The boost in jobs from construction and the investment generated from the sites development into the area are as such highly significant and provide a boost to services and local businesses in Bolton Upon Dearne rather than adjacent settlements.

Generate Additional Interest

- 6.22 The sites development and the sale of the housing stock may additionally result in more interest to bring forward development in the area, which would further increase spending and the growth of the settlement.
- 6.23 It is clear that developing housing which is recognised by the Council as being appropriately designed, will assist in attract investors into new strategic regeneration areas which have been formulated post UDP.

Affordable Housing Contribution

- 6.24 The proposals seek to bring back into use a site which has offered no viable use since pre 2015 and provide 10 units on a 100% affordable basis. The properties will be developed and sold on to a Housing Association to manage.
- 6.25 Policy CSP17 of the Core Strategy identifies Bolton Upon Dearne as an area that requires housing market regeneration and the area is also identified within the Housing Market Renewal Pathfinder programme.
- 6.26 The Bolton Upon Dearne area is as such an area in need of economic regeneration, where investment is needed both to build new homes and boost the supply of jobs in the area.
- 6.27 Due to the low house prices in the area a large number of housing schemes avoid the need to provide affordable homes as they render developments unviable, these units therefore provide much needed accommodation in an area which still requires homes of an affordable nature.

Design

- 6.28 The application site has a prominent corner position at the junction between High Street and Angel Street. The proposals have been designed such that the two pairs of semis to the south of the site each present a frontage elevation to one of the principle roads. The properties in the surrounding area vary in style as a result there is no specific character to the locality. Despite this attention has been given to creating a high quality development that will add value to the built form of Bolton upon Dearne.
- 6.29 The layout of the proposal represents a T-shaped cul-de-sac, which will provide natural surveillance to each property and will increase security, whilst also presenting an internal turning area for vehicles to manoeuvre.
- 6.30 Each property will be provided with a useable private garden to the front and rear of the dwelling.
- 6.31 Each dwelling will possess two of its own parking spaces, this is in accordance with the Supplementary Planning Document titled 'Parking'.

Impact upon Church of St Andrew

- 6.32 The Church of St Andrew, is a Grade I Listed building and is situated to the south of the site on the opposite side of High Street but is also prominent to Angel Street as a result of its corner plot. The Church is raised at an elevated level relative to the highway and is separated from the application site by 27 metres which includes the intervening the highway. The new properties adjacent have a separation distance of 30 metres from there front boundary to the corner of the Church. The position of plots 9 and 10 are on a similar siting to the existing building and outbuildings are in situ where plots 1 and 2 are proposed. The proposals have as such taken account of the existing built form and sought to retain a similar degree of separation to the Church.
- 6.33 Presently, the existing site offers limited architectural value, the former Public House is constructed from traditional Yorkshire Gritstone brick however it is in need of substantial repair and maintenance. The site has been vacant since 2015 and has run into disrepair, the proposals present a scheme to reuse the site and prevent further dilapidation, and opposing a grade I listed building.
- 6.34 It is further highlighted that there is no dominant property style in the area and as such the proposal would not be introducing a form of development that would be out of character or have a detrimental impact upon the setting of the church. Overall, the development will have no demonstrably harmful impact on the Grade I listed Church. Whilst in the long term, active use and ownership of the site will retain the setting of the Listed Building in an appropriate manner.

Highways

- 6.35 The proposal includes the retention of the existing access point along Angel Street, for the former use, with access to the large car park, the proposals are not considered to introduce excessive numbers of vehicles and would not have a detrimental impact upon traffic in the area.
- 6.36 The existing access also lies between the bend in Angel Road to the north when it becomes Station Road and the junction with High Street to the south, we consider these factors and the individual drive entrances off Angel Street will mean vehicles are travelling at lower speeds and would proceed with greater caution. Additional

consideration of the visibility and access is presented in the supporting Transport Statement.

- 6.37 The site is also ideally located, close to services and facilities and with bus stops to each side, the railway station is additionally within 200 metres of the site and as such access to alternative methods of transport are easily available.
- 6.38 The design of the proposal includes an internal road layout of a T-shaped cul-de-sac this will sufficiently allow for vehicles to forward or reverse into parking bays and exit the development safely. Overall, the proposed development is not considered to impact on the highway network.

Summary

- 6.39 The proposal presents a well-designed proposal, which takes account of its surrounding settings and will provide additional affordable dwellings to the surrounding area. We consider the proposal meets the criteria set out within the Framework, Core Strategy and Supplementary Planning Documents.

7.0 CONCLUSION

7.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Hargreaves Gomes Ltd with regards to land at The Angel, Angel Street, Bolton upon Dearne. This Statement supports an application for 5 pairs of semi-detached dwellings.

7.2 The application site is located within housing policy area and in a sustainable location with good access to quality public transport links and local services and facilities. The proposal maximises the use of previously developed land and provides additional housing in sustainable sought after location. The proposals have the following benefits:

- Assisting with housing delivery;
- Delivering affordable family homes;
- Represents an extremely well contained site given proximity to local services/facilities, transport links and/other residential dwellings immediately abutting the site;
- Is located within a sustainable community;
- Re use of an existing access;
- No adverse impact upon neighbouring properties in terms of separation distance, overlooking or compatibility of use;
- Improves security for adjoining residential users through increased activity and surveillance;
- No adverse impact on assets of heritage value or their wider setting; and
- Reuse and regeneration of a vacant brownfield site.

7.3 This Statement has demonstrated that the proposed development accords with relevant policies of the Development Plan and constitutes sustainable development, having due regard to the three dimensions of sustainability outlined in the Framework.

- 7.4 Considering the context of the presumption in favour of sustainable development, as set out in paragraph 14 of the Framework, it is considered that the proposed development should be granted full planning permission without delay.



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YK5626P – The Angel, Bolton Upon Dearne
December 2017
Planning Statement – Neil Bowen Architects

8.0 APPENDICES

Appendix 1 – Church of St Andrew Heritage England Listing



Historic England

CHURCH OF ST ANDREW

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST ANDREW

List entry Number: 1191492

Location

CHURCH OF ST ANDREW, HIGH STREET

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 23-Aug-1963

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 333661

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE40SE DEARNE HIGH STREET (south side), Bolton upon Dearne

7/33 Church of St. Andrew

23.8.63 I

Church. Saxon nave incorporating arcade c1200, C14 chancel and north aisle, C15-C16 tower, C19 north chapel and vestry with C20 addition. Ashlar sandstone tower, irregular rubble sandstone nave, elsewhere a mixture of dressed sandstone and ashlar, C20 tile roof to nave (chancel roof not visible). 3-stage west tower, 2-bay nave with north aisle, 2-bay chancel, north chapel

with additions to north side. Tower: Perpendicular. Chamfered plinth with wave-moulded band above. Diagonal offset buttresses to lower 2 stages. West door in deeply-chamfered round-arched surround with hoodmould. Above a 3-light window with panel tracery, dripmould raised over window. Clock on returns of 2nd stage. String course below and above belfry openings of 2 uncusped lights with transom and crude panel-tracery heads. Embattled parapet and crocketed corner pinnacles. Nave: south side shows most of visible Saxon work. Long and short quoins to lower part of west corner and to most of east corner. To left a blocked Saxon doorway with quoined surround retaining impostes and lowest voussoirs, within the opening the lower part of an inserted medieval doorway. The heads of both openings destroyed by insertion of a 2-light Y-tracery window with hoodmould. Vestiges of a narrower Saxon doorway exist to right, the upper part destroyed by a large 4-light Perpendicular window now much cemented over but retaining some cusped lights. Between the windows a small Saxon window pierced through a single slab: round-headed opening with shallow rebated moulding. Upper wall of nave now with cavetto-moulded course beneath embattled parapet. Saxon quoins also seen at north-west corner of nave. North aisle: 4 offset buttresses, easternmost C19. Blocked doorway to right with quadrant-moulded arch much rendered. 2 square-headed 3-light mullion windows to left, probably C17. Chancel lower, set back on south side: lower wall irregular snecked rubble, coursed dressed stone above. Added central buttress and diagonal buttress to east end. Blocked priest's door to left of centre has 4-centred arch with hoodmould. To left a tall square-headed 3-light mullion window with deeply-chamfered reveals, similar window to right. Cavetto-moulded course beneath parapet with moulded copings. East window C14, restored: 3 trefoil-headed lights with 3 quatrefoils over. To right a corniced wall monument, much weathered. North chapel: reconstructed mid C19 with east window to match chancel. On north side a 2-light Y-tracery window with C20 addition to left and C19 vestry to right with doorway beyond. Medieval slab inscribed with circled cross built into vestry gable. Interior: tall pointed tower arch, chamfered. 2-bay arcade has semicircular responds with $\frac{1}{2}$ -octagonal abaci, circular pier with octagonal abacus decorated with primitive crockets. Recessed-chamfered pointed arches. Chancel arch double-chamfered. Broad 4-centred archway to north chapel has short circular responds with moulded capitals, double-quadrant moulded arch. Pointed doorway to west with broad chamfer to chapel side. Simple trefoil-headed piscina at east end of south wall, semi-octagonal bowl much plastered over. Ryder (1982) notes several pieces of medieval sculpture re-used in the tower as well as an unusual lozenge frieze in the ringing chamber. C18 pulpit: hexagonal with marquetry panels. Plans and full description in: P. F. Ryder,

Saxon Churches of South Yorkshire, South Yorkshire County Archaeological Monograph No 2, 1982, pp17-24.

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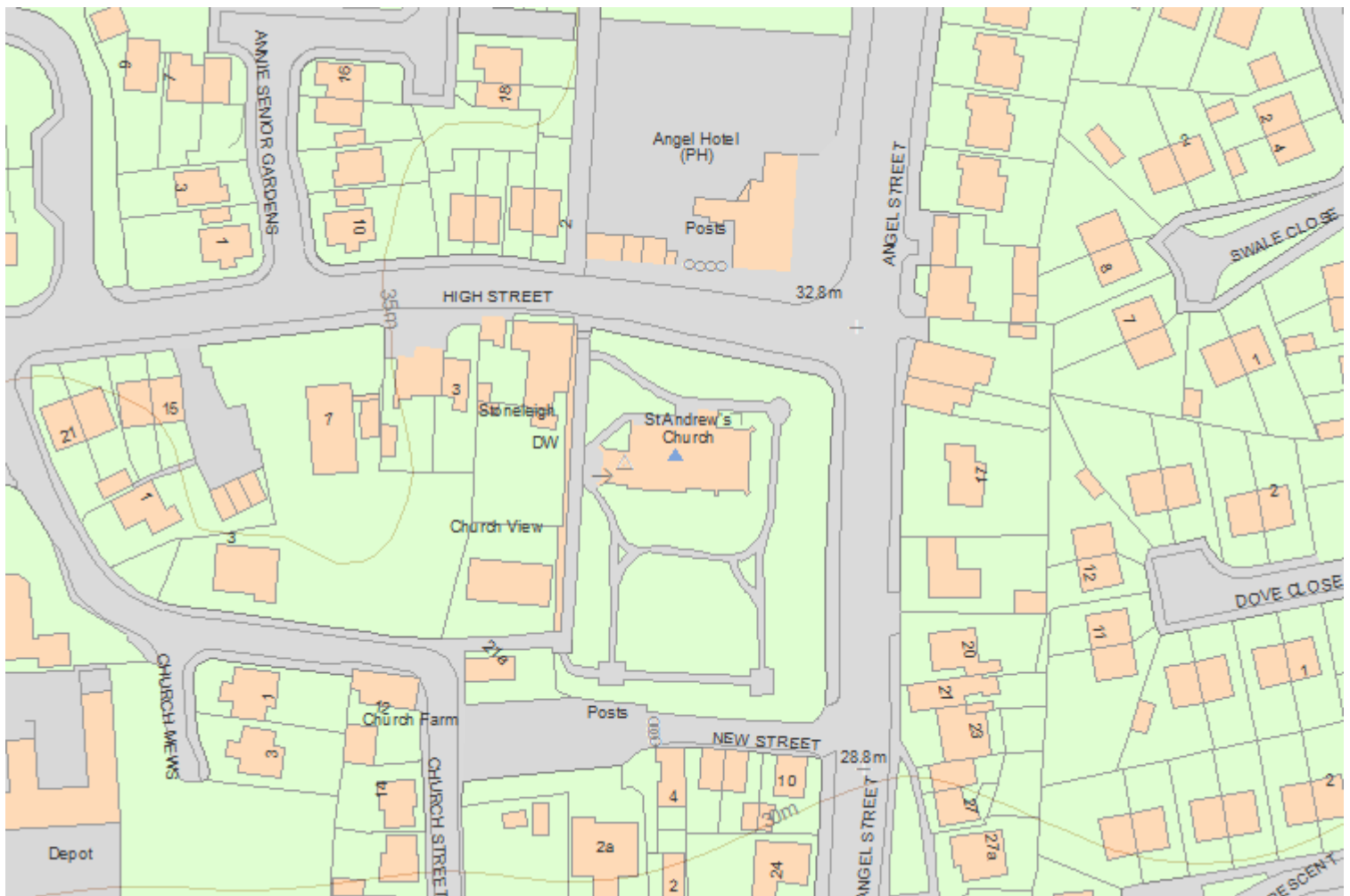
Selected Sources

Books and journals

Ryder, P F, 'South Yorkshire County Archaeological Monograph' in Saxon Churches in South Yorkshire, , Vol. 2, (1982), 17-24

National Grid Reference: SE 45585 02526

Map



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